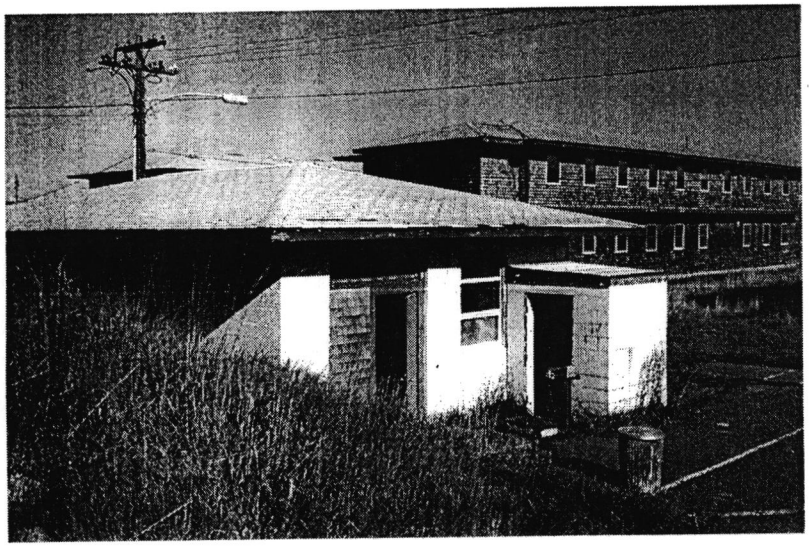
Building Number: 7

Original Name: **Water Control Building (Water Plant) (WaterTreatment Plant)**

Est. Year of Construction: **1951**

General Data

- Square Footage: 828 sf
- # of Floors: 1
- # of Rooms: 1
- Basement or Crawl Space? Slab-on-grade



View from southwest.

Exterior Conditions

- *Roof*

  Low-pitched hipped roof with composition shingles in **fair/good condition**; maintain as is. Deep overhangs in **fair condition**. Recommend prepare and repaint all soffits.

- *Wall*

  Exterior is constructed of painted concrete block (CMU) walls in **fair condition**. Paint is cracking/peeling. Recommend repoint and repaint 100%. Two entrances: double metal door is rusted and transom glass broken: replacement recommended. Wood frame with cedar shingle infill at side entrance. Single wood flush door in **fair condition**. Two aluminum 3-lite awning windows in **fair condition**.

- *Trim*

  Existing wood door and window trim and wood fascia is in **fair/ poor condition**. Recommend replacement of rotted sections (+/- 50 LF)- prepare and repaint all.

- *Foundation*

  Poured concrete slab on grade in **good condition**.

Interior Conditions

- *Ceiling*

  "Hipped cathedral" ceiling sheathed in painted gypsum wallboard with exposed wood joists. **Fair condition**. Some mildew damage and peeling paint. Recommend repair, repaint +/- 750 SF.

- *Wall*

  Painted CMU with concrete bond beam +/- 10'-0" above floor. Paint (lead?) is peeling. Recommend repaint 100%.

- *Trim*

  None.

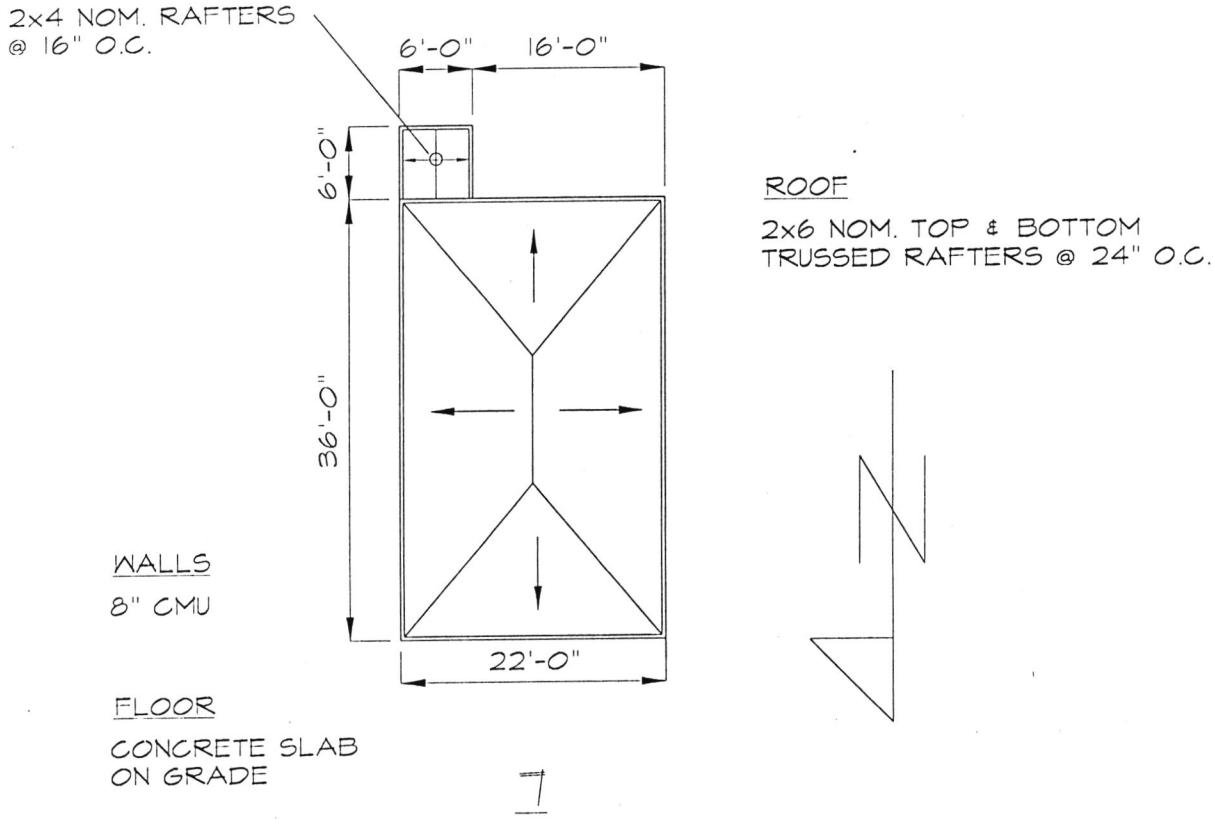
- *Floor*

  Painted concrete slab is in **good condition**.

Unique Equipment

-Electric space heaters
-Fire pump
-Elec. switches and panels
-Electric pumps
-Generator / pump
-Storage tank – cylindrical steel on concrete cradles

Building Number: 7



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We have listed in Table 1 the location and estimated quantity, by square foot (sf), linear foot (lf), or other appropriate unit, of each type of ACBM identified at the site. We have also provided asbestos location drawings in Appendix B.

TABLE 1. • List Of Materials Testing Positive For Asbestos
Building 7, Truro Air Base, North Truro, Massachusetts

Type of Material	Location	Quantity
Black asphalt pipe insulation	Adjacent to storage tank	15 sf
White joint compound and associated gypsum ceiling board	Ceiling throughout	750 sf
Gray window caulking	Between window frame and masonry opening	2 windows

In Table 2, all materials that tested negative for asbestos are listed, including the locations where these materials were observed and the corresponding bulk sample reference number(s).

TABLE 2. • List Of Materials Testing Negative For Asbestos
Building 7, Truro Air Base, North Truro, Massachusetts

Type of material	Location(s) observed	Sample number(s)
Black asphalt roof shingle	Roof	7-03A, 7-03B
Black tar paper under roof shingle	Roof	7-04A, 7-04B
White gypsum wallboard (must be treated as ACM where cross-contaminated by associated joint compound)	Ceiling throughout	7-06A, 7-06B, 7-06C
Black tank mastic	Black mastic on exterior of holding tank	7-07B

Conclusions and Recommendations

On the basis of our findings, we offer the following conclusions and recommendations:

1. Both friable and nonfriable ACBM were identified at the site. Should the building be renovated or demolished, removal of the ACBM will be necessary. Abatement of all friable and nonfriable ACBM that will be made friable by renovation or demolition activities must be performed before beginning such activities. This work should be conducted by a licensed Asbestos Abatement Contractor in accordance with a project design prepared by a certified Abatement Project Designer.
2. The gypsum wallboard must be treated as ACM due to cross-contamination by the joint compound. All joint compound and contaminated gypsum board must be removed by a licensed asbestos abatement contractor. We recommend that the joint compound be further analyzed by the point count method, a systematic analytical technique to determine if the material in fact does contain greater than 1% asbestos by composition.
3. If any suspect ACBM are identified at a later date that are not addressed in this inspection report, they should be assumed to be ACBM unless appropriate sampling and analysis demonstrates otherwise.

Develop a site-specific operations and maintenance (O&M) program for properly maintaining ACBM that will remain in place. Such a program would include a site-specific O&M plan, training of workers who may impact ACBM, periodic inspection of locations where ACM is present, and other applicable guidelines and procedures.

Cost Estimates

We have provided cost estimates for removing all ACBM at the site. These estimates are based on current industry standards that may fluctuate rapidly based on a variety of factors: the prevailing economic climate, seasonal differences, union labor considerations, scale of the abatement, occupancy of the building, and so on. We recommend that qualified abatement contractors be solicited to determine actual pricing involved. All cost estimates assume asbestos abatement contractors will conduct the abatement work.. In addition to pricing for abatement, we have considered anticipated industrial hygiene costs associated with abatement, including, air monitoring and oversight of the abatement.

For removal of:

Pipe insulation	15 lf @ 25/lf	$ 375.
Joint compound and associated gypsum ceiling board	750 sf @ 7/sf	5,250.
Window caulking	2 windows @ 150/window	300.
	TOTAL REMOVAL COST (CONTRACTOR)	$ 5,925.
	TOTAL INDUSTRIAL HYGIENE COSTS	1,500.
	TOTAL COMBINED COSTS	**$ 7,425.**

VHB

XRF Field Testing Results

Site Access: Yes
Demo Permitted?: Yes
Project# 07394
Location: Building #7

Date 11/16/00
Page 1 of 1
Project Name: N. Truro AFS
Inspector: TMD

Location	Surface Tested	Substrate	Concentration (mg/cm^2)	Estimated Quantity*
Building #7				
Water Plant	Black aboveground storage tank	Metal	0.1	
	White wall	**Block**	**3.0**	**1,200 SF**
	Gray floor	Concrete	< 0.1	
Exterior				
	Tan wall	Block	< 0.1	
	Red door	Metal	< 0.1	
	Brown eave	**Wood**	**> 5.0**	**400 SF**

*LBP components only. Limit of detection of NITON XRF is **< 0.1 mg/cm^2**) SR=Sheet Rock Block=Cinder Block SF=Square Feet

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Oil and Hazardous Materials (OHM) Inventory

Project: Former Air force Station **Project # 07394**
Location: North Truro, MA

Location	Waste Type	Container Type	olume of Contents	Quantity	Comments
Building #7					
(Water Plant)	Mercury	Light tubes		4	4 foot tubes
	PCBs	Light ballasts		4	
	Fuel oil	Metal drum	55-gallons	1	residual contents only
	Cleaning supplies	Aerosol can	13 - 16 oz.	2	
	WD-40	Aerosol can	9 oz.	1	
	Wax Polish	Aerosol can	18 oz.	1	
	Starting fluid	Aerosol can	8.3 oz.	1	
	Compressed cylinde	Fire extinguisher		1	
	Foam cleanser	Powder	21 oz.	1	